

“COMMERCIAL LAND FOR SALE”

HWY 119—Cahaba Valley Rd Shelby County, AL 35242

14.5+ ACRES; ZONED B-2

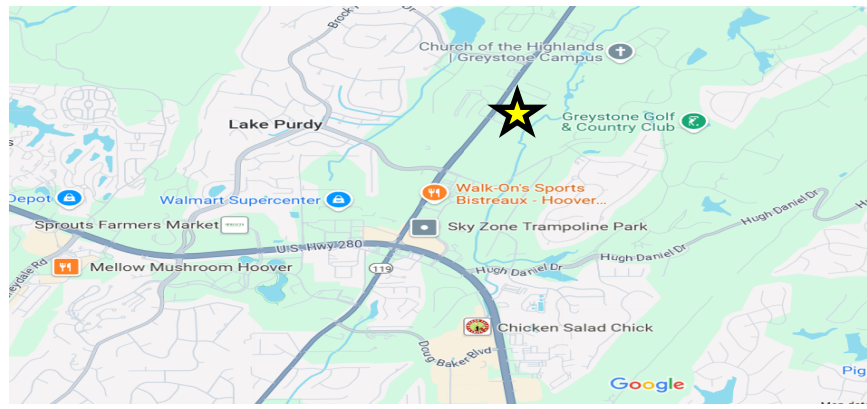
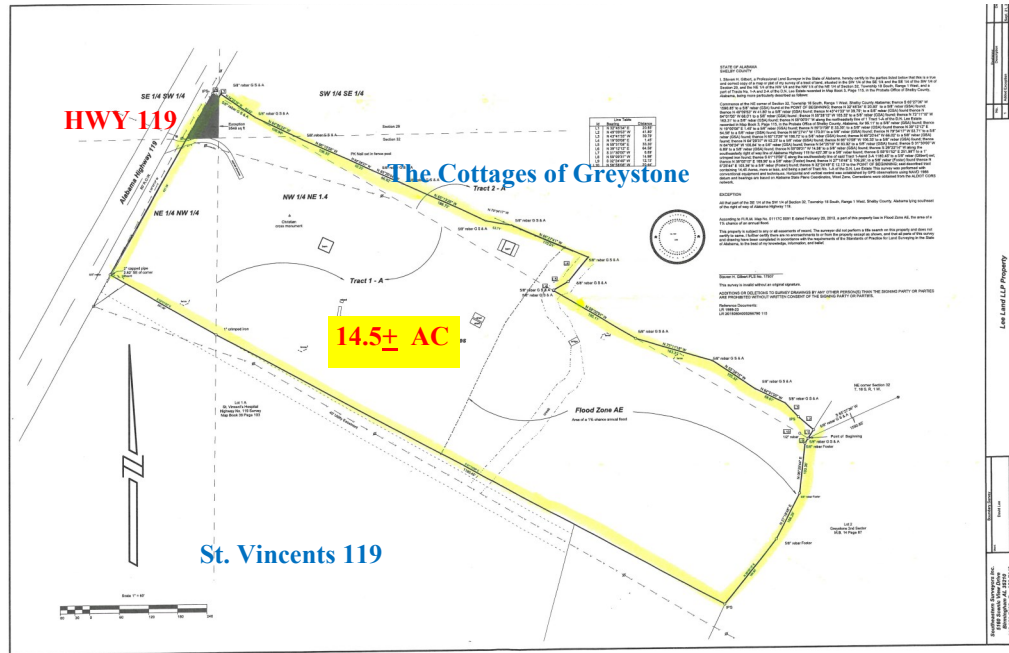
**7221 Cahaba Valley Rd
Shelby Conty, AL 35242**

PROPERTY INFO:

- **14.5+ ACRES (632,900 +SF)**
- **DIMENSIONS**
Frontage: 428 SF
Depth: 1,180 SF
- **ZONING: B-2 (General Business)**
- **PRICE: \$8.85 PER SF**
- **SHELBY COUNTY**

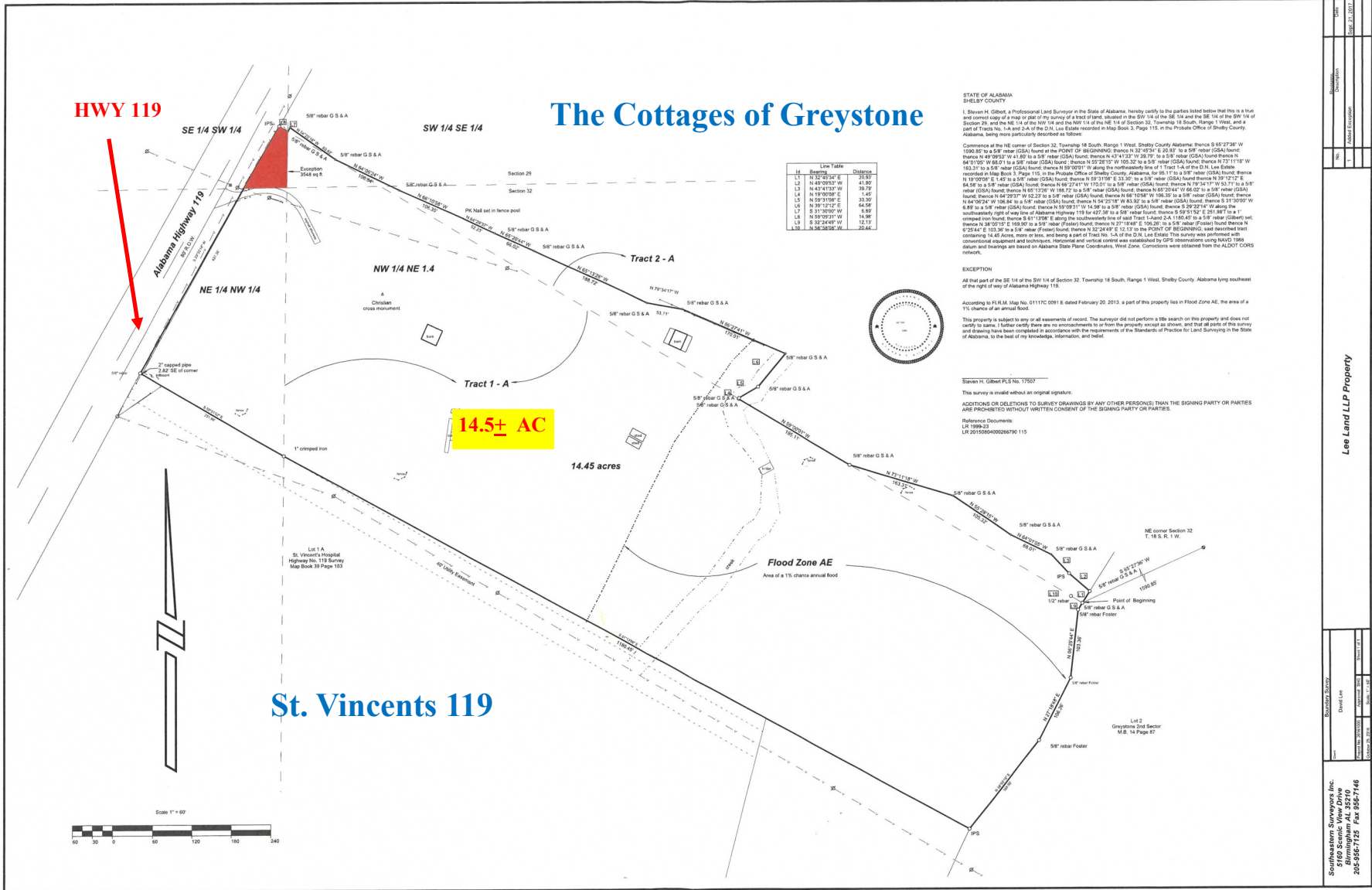


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SURVEY



STATE OF ALABAMA
SHELBY COUNTY

I, Steven H. Gilbert, a Professional Land and Surveyor in the State of Alabama, hereby certify to the parties listed below that this is a true and correct copy of a map or part of the survey of a tract of land, situated in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 29, and the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 32, Township 18 South, Range 1 West, and a part of Tract No. 1-A and 2-A of the D.N. Lee Estate recorded in Map Book 3, Page 115, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama; thence S 62° 27' 38" W 1590.85' to a 5/8" rebar (G.S.S.A.) found at the POINT OF BEGINNING; thence N 32° 48' 34" E 25.87' to a 5/8" rebar (G.S.S.A.) found; thence N 49° 02' 31" E 41.89' to a 5/8" rebar (G.S.S.A.) found; thence N 47° 12' 31" W 39.79' to a 5/8" rebar (G.S.S.A.) found; thence N 44° 02' 31" W 68.01' to a 5/8" rebar (G.S.S.A.) found; thence N 52° 28' 17" W 105.27' to a 5/8" rebar (G.S.S.A.) found; thence N 73° 11' 18" W 163.31' to a 5/8" rebar (G.S.S.A.) found; thence N 89° 02' 31" W along the northwesterly side of Tract 1-A of the D.N. Lee Estate, recorded in Map Book 3, Page 115, in the Probate Office of Shelby County, Alabama, for 66.11' to a 5/8" rebar (G.S.S.A.) found; thence N 19° 02' 31" E 44.1' to a 5/8" rebar (G.S.S.A.) found; thence N 93° 19' E 33.39' to a 5/8" rebar (G.S.S.A.) found; thence N 37° 12' 12" E 64.95' to a 5/8" rebar (G.S.S.A.) found; thence N 67° 12' 12" W 188.72' to a 5/8" rebar (G.S.S.A.) found; thence N 67° 12' 12" E 33.39' to a 5/8" rebar (G.S.S.A.) found; thence N 64° 27' 41" W 170.01' to a 5/8" rebar (G.S.S.A.) found; thence N 79° 34' 17" W 53.71' to a 5/8" rebar (G.S.S.A.) found; thence N 48° 02' 31" W 32.22' to a 5/8" rebar (G.S.S.A.) found; thence N 46° 12' 58" W 59.39' to a 5/8" rebar (G.S.S.A.) found; thence N 46° 02' 31" W 106.14' to a 5/8" rebar (G.S.S.A.) found; thence N 43° 02' 31" W 83.12' to a 5/8" rebar (G.S.S.A.) found; thence N 31° 30' 07" W 14.89' to a 5/8" rebar (G.S.S.A.) found; thence N 97° 12' 12" E 64.95' to a 5/8" rebar (G.S.S.A.) found; thence N 31° 30' 07" W 14.89' to a 5/8" rebar (G.S.S.A.) found; thence N 32° 24' 48" W 12.13' to a 5/8" rebar (G.S.S.A.) found; thence N 58° 28' 28" W 20.44' to a 5/8" rebar (G.S.S.A.) found; thence N 32° 24' 48" W 12.13' to the POINT OF BEGINNING, and described tract containing 14.45 Acres, more or less, and being a part of Tract No. 1-A of the D.N. Lee Estate. This survey was performed with conventional equipment and techniques. Horizontal and vertical control was established by GPS observations using NAVD 1984 datum and bearings are based on Alabama State Plane Coordinates, West Zone. Corrections were obtained from the ALDOT CORS network.

EXCEPTION:

All that part of the SE 1/4 of the SW 1/4 of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama lying south of the right of way of Alabama Highway 119.

According to F.L.R.M. Map No. 01117C 0091 E dated February 20, 2013, a part of the property lies in Flood Zone AE, the area of a 1% chance of an annual flood.

This property is subject to any and all assessments of record. The surveyor did not perform a title search on the property and does not warrant its title. Further, neither the surveyor nor the signers are responsible for any encroachments to or from the property, except as shown, and that all parts of the survey and drawings have been completed in accordance with the requirements of the Standards and Practices for Land Surveying in the State of Alabama, to the best of my knowledge, information, and belief.

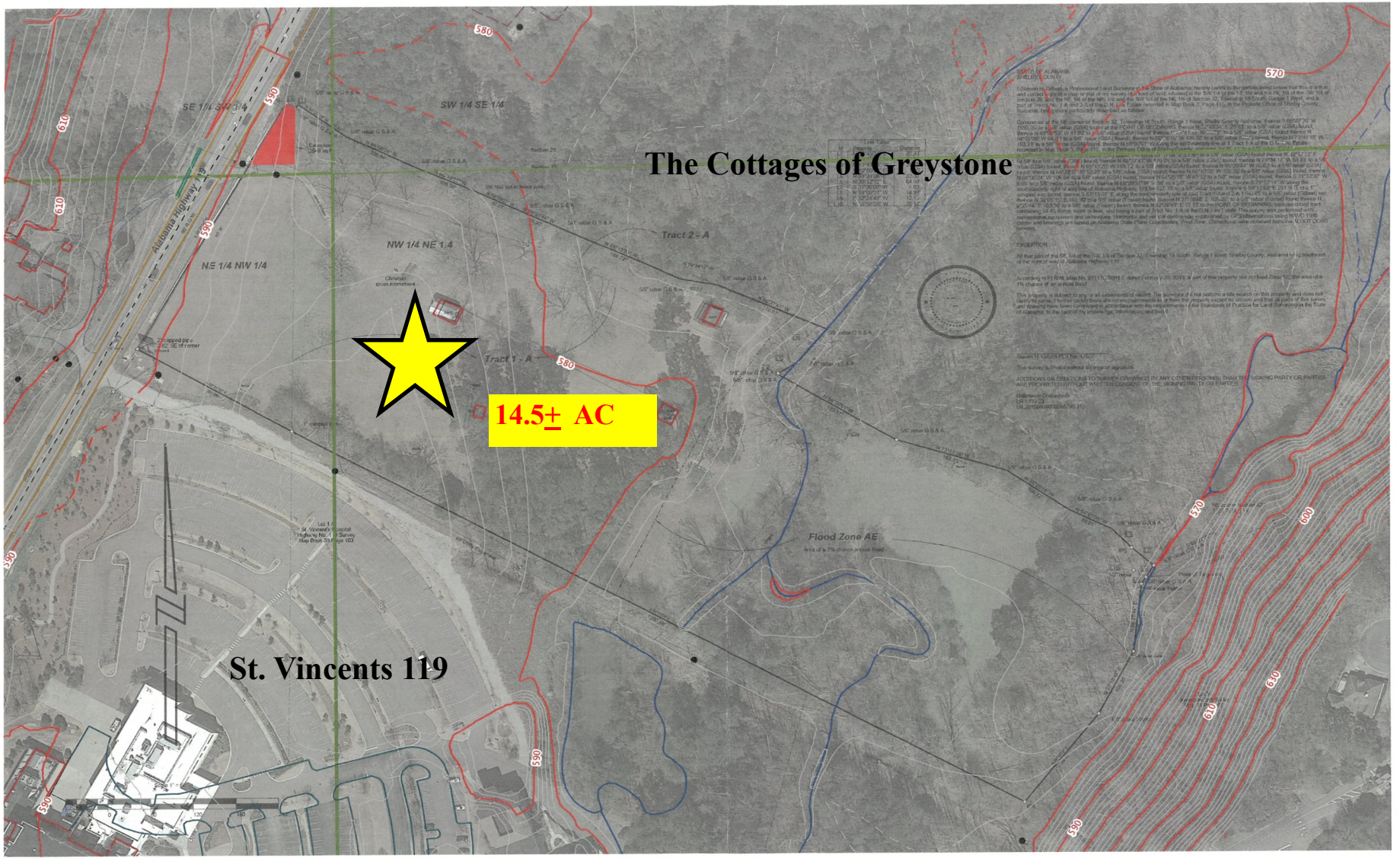
Steven H. Gilbert PLS No. 17507

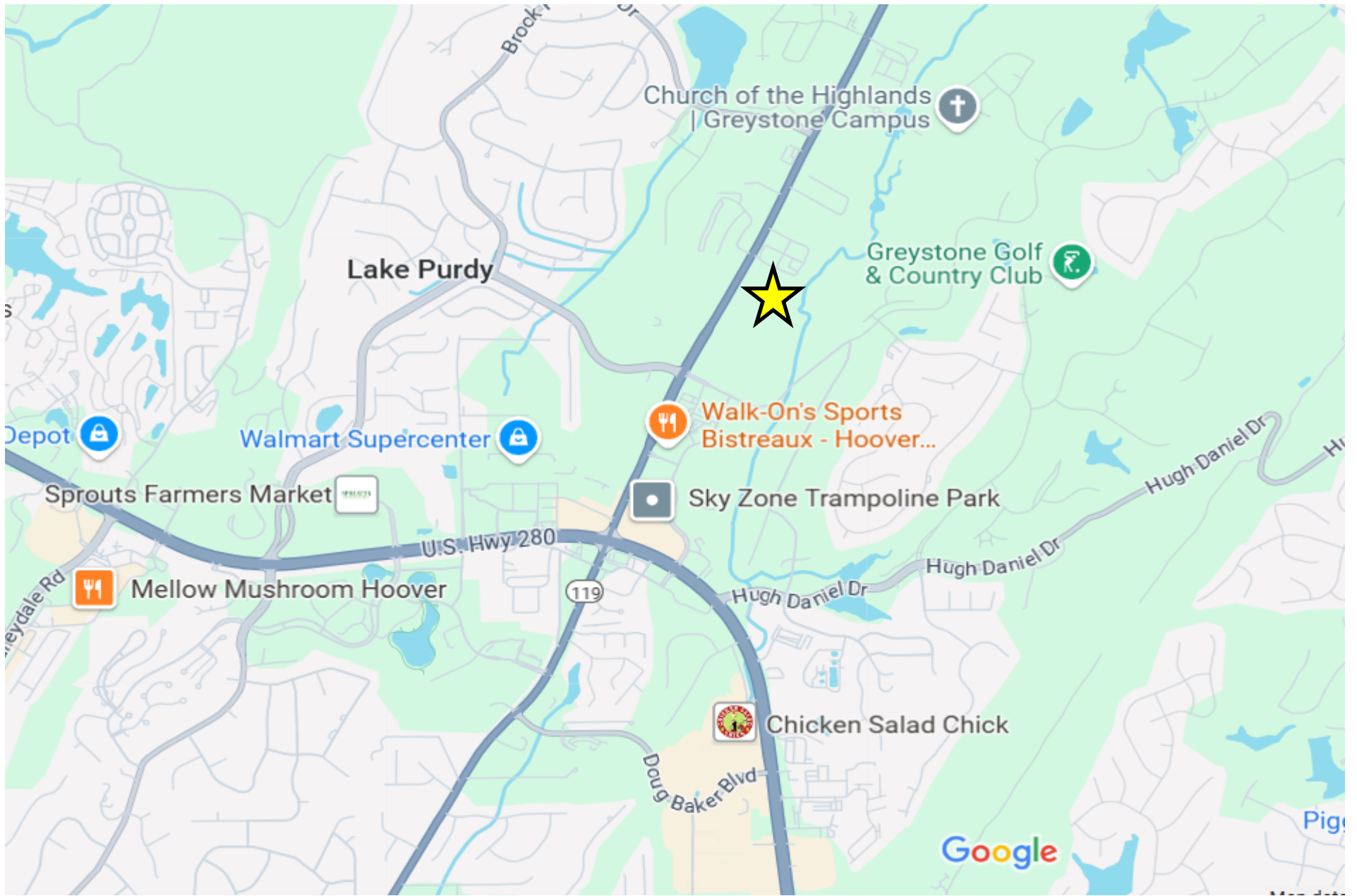
This survey is voided without an original signature.

ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY ANY OTHER PERSONS THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

Reference Documents:
LS 1599-03
LR 201506040026970 115

Boundary Survey	Other
Surveyor: Steven H. Gilbert	Date: 02/20/24
Client: Lee Land LLP	Project: 119
Address: 5169 Strunk View Drive, Birmingham, AL 35210	Phone: 205-566-7125
Fax: 205-566-7146	





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